168.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card	/	Total Parcel
APPRAISED:	776,300	/	776,300
USE VALUE:	776,300	/	776,300
ASSESSED:	776,300	/	776,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NELSON KYLE/HELEN
Owner 2:	
Owner 3:	
Street 1:	243 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KAUFFNER MARRET/TRUSTEE -
Owner 2:	KAUFFNER TRUST -
Street 1:	243 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Clapboard Exterior and 1638 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4991.000	377,500		398,800	776,300
Total Card	0.115	377,500		398,800	776,300
Total Parcel	0.115	377,500		398,800	776,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.93 | /Parcel: 473.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	111541
GIS Ref	
GIS Ref	
Insp Date	08/04/18

!13025!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	377,500	0	4,991.	398,800	776,300		Year end	12/23/2021
2021	101	FV	366,500	0	4,991.	398,800	765,300		Year End Roll	12/10/2020
2020	101	FV	366,600	0	4,991.	398,800	765,400	765,400	Year End Roll	12/18/2019
2019	101	FV	272,100	0	4,991.	398,800	670,900	670,900	Year End Roll	1/3/2019
2018	101	FV	234,100	0	4,991.	336,100	570,200	570,200	Year End Roll	12/20/2017
2017	101	FV	234,100	0	4,991.	307,700	541,800	541,800	Year End Roll	1/3/2017
2016	101	FV	234,100	0	4,991.	262,100	496,200	496,200	Year End	1/4/2016
2015	101	FV	206,200	0	4,991.	227,900	434,100	434,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:00:38

LAST REV

Date	Time
09/06/18	15:35:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13025

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAUFFNER MARRE	49702-222		6/29/2007		395,000	No	No		
KAUFFNER MARRET	31700-249		8/10/2000	Convenience	1	No	No		
	12495-719		8/6/1973		29,300	No	No		N

USER DEFINED

Prior Id # 1:	111541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/2016	1565	Solar Pa	2,500	C				
9/2/2010	1078	Dormers	128,794					2DRMRS/NEWBTH/MBDR
11/5/1997	671	Manual	4,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Meas/Inspect	HS	Hanne S
4/12/2011	Info Fm Prmt	BR	B Rossignol
12/3/2008	MLS	MM	Mary M
10/25/2008	Meas/Inspect	189	PATRIOT
8/6/2007	MLS	HC	Helen Chinal
12/20/1999	Meas/Inspect	264	PATRIOT
7/23/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4991		Sq. Ft.	Site		0	70.	1.14	7									398,813						398,800	

Total AC/HA:	0.11458	Total SF/SM:	4991	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	398,813	Spl Credit		Total:	398,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	Yes Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29102564
Const Adj.:	0.98000199
Adj $ / SQ:	170.803
Other Features:	84517
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423200
Depreciation:	45706
Depreciated Total:	377495

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

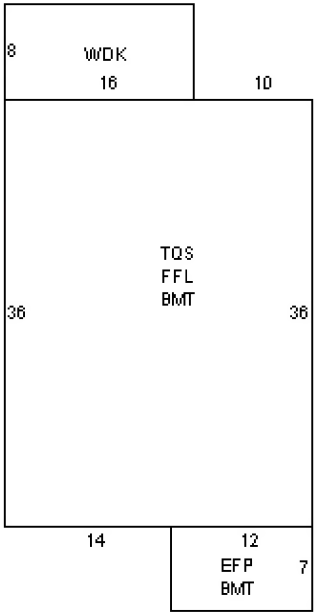
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.80
Special Features:	0	Val/Su Net:	131.53
Final Total:	377500	Val/Su SzAd	230.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	51.240	52,266
FFL	First Floor	936	170.800	159,872
TQS	3/4 Story	702	170.800	119,904
WDK	Deck	128	13.540	1,733
EFP	Enclos Porch	84	58.440	4,909

Net Sketched Area:	2,870			Total:	338,684
Size Ad	1638	Gross Area	3104	FinArea	1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

168.0-0007-0003.0